071.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,089,800 / 1,089,800
					USE VALUE:	1,089,800 / 1,089,800
					ASSESSED:	1,089,800 / 1,089,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LORDAN JOHN/MARGARET
Owner 2:	
Owner 3:	
Street 1:	27 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONELAN ELEANOR L & KAREN -
Owner 2:	TRUSTEES/27 BEVERLY RD TR -
Street 1:	27 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,637 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Clapboard Exterior and 3378 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8637.000	613,800	600	475,400	1,089,800
Total Card	0.198	613,800	600	475,400	1,089,800
Total Parcel	0.198	613,800	600	475,400	1,089,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.58 | /Parcel: 322.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 45249
GIS Ref:
GIS Ref:
Insp Date: 10/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 071.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	613,800	600	8,637.	475,400	1,089,800	1,089,800	Year End Roll	12/18/2019
2019	101	FV	464,500	700	8,637.	475,400	940,600	940,600	Year End Roll	1/3/2019
2018	101	FV	464,500	700	8,637.	407,500	872,700	872,700	Year End Roll	12/20/2017
2017	101	FV	464,500	700	8,637.	380,300	845,500	845,500	Year End Roll	1/3/2017
2016	101	FV	464,500	700	8,637.	326,000	791,200	791,200	Year End	1/4/2016
2015	101	FV	446,200	700	8,637.	292,000	738,900	738,900	Year End Roll	12/11/2014
2014	101	FV	446,200	700	8,637.	270,300	717,200	717,200	Year End Roll	12/16/2013
2013	101	FV	446,200	700	8,637.	257,700	704,600	704,600		12/13/2012

!6042!

PRINT

Date	Time
12/10/20	20:51:28

LAST REV

Date	Time
04/16/19	15:43:54

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6042

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONELAN ELEANOR	1283-139		4/30/2004	Change>Sale	420,000	No	No		
DONELAN ELEANOR	1185-163		4/7/1998	Family	1	No	No		Y

USER DEFINED

Prior Id # 1:	45249
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2004	307	Addition	145,000	C		G6	GR FY06	SFL ADDITION / REN
4/30/2004	297	Demoliti	5,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	BS	Barbara S
5/27/2009	Info At Door	189	PATRIOT
7/29/2008	External Ins	BR	B Rossignol
3/10/2005	Permit Visit	BR	B Rossignol
8/9/2004	MLS	MM	Mary M
10/12/1999	Meas/Inspect	267	PATRIOT
7/26/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8637		Sq. Ft.	Site		0	70.	0.79	4									475,377						475,400	

Total AC/HA: 0.19828 | Total SF/SM: 8637 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 475,377 | Spl Credit | Total: 475,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.05824256
Const Adj.:	0.99989998
Adj $ / SQ:	132.267
Other Features:	116684
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643368
Depreciation:	29595
Depreciated Total:	613773

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

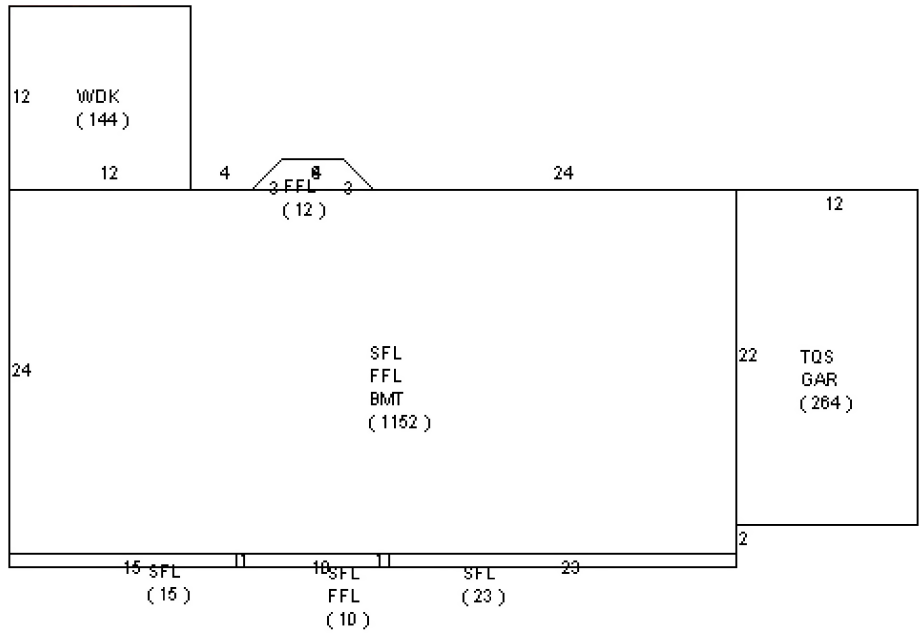
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	160.04
Special Features:	0	Val/Su Net:	148.55
Final Total:	613800	Val/Su SzAd	238.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,200	132.270	158,721
FFL	First Floor	1,174	132.270	155,282
BMT	Basement	1,152	57.730	66,510
GAR	Garage	264	24.470	6,459
TQS	3/4 Story	198	132.270	26,189
WDK	Deck	144	12.940	1,864

Net Sketched Area:	4,132			Total:	415,025
Size Ad	2572	Gross Are	4198	FinArea	3378

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

MOBILE HOME

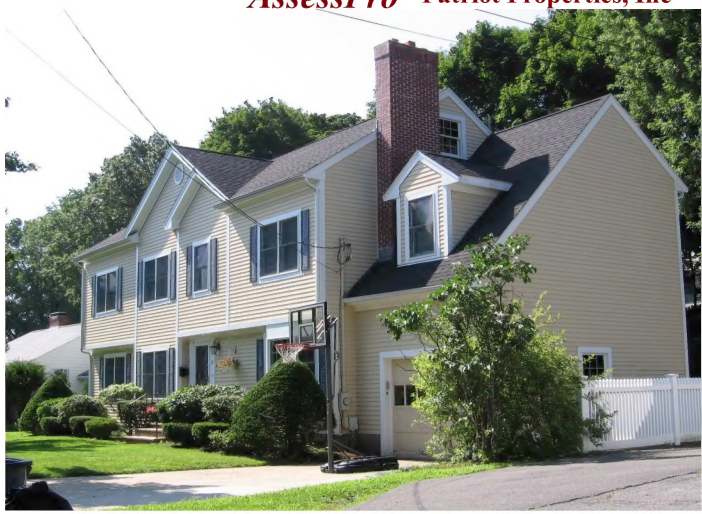
Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 071.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X12	A	AV	1988	3.99	T	24.8	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc